

STATE OF LOUISIANA
DEPARTMENT OF TRANSPORTATION
AND DEVELOPMENT

PROPOSAL

STATE PROJECT NO. H.002370 (PART 3) (October 17, 2013)
SALE OF LAND AND BUILDING
ASCENSION PARISH

NOTICE

SALE OF STATE-OWNED LAND AND BUILDING

Sealed bids for the sale of State-owned land will be received by the Louisiana Department of Transportation and Development, Real Estate Section, 1201 Capitol Access Road, Baton Rouge, Louisiana 70802 until 4:15 P.M. on Wednesday, October 16, 2013, after which bids will be received in the Louisiana Department of Transportation and Development Auditorium, 1201 Capitol Access Road, Baton Rouge, Louisiana, 70802 from 9:00 A.M. until 10:00 A.M. on Thursday, October 17, 2013, at which time and place bids will be publicly opened and read. No bids will be received after 10:00 A.M.

STATE PROJECT NO. H.002370 (PART 3) (October 17, 2013)

F.A.P. NO. 0307(506)

LA 42 (US 61 – LA 44)

ROUTE LA 42

ASCENSION PARISH

PARCEL NO. AI 06-01 - One (1) certain tract of land containing approximately 0.147 acres, designated as Lot No. 12, together with a one (1) story, traditional design, single family residence with approximately 2,697 gross s.f. including garage and storage located at 17273 Rue Village, Prairieville, LA 70769.

MINIMUM BID \$163,000.00

DEBORAH 4545

PARCEL NO. AI 06-02 - One (1) certain tract of land containing approximately .168 acres, designated as Lot No. 13, together with a one (1) story, traditional design, single family residence with approximately 2,142 gross s.f. including garage and storage located at 17276 Rue Village, Prairieville, LA 70769.

MINIMUM BID \$126,500.00

DEBORAH 4545

DISTRICT PROPERTY MANAGER: KIA PIERRE-WHITE, 1201 Capitol Access Road, Baton Rouge, Louisiana, 225-242-4593.

Bids must be submitted on forms provided by the Department. Bid forms may be obtained upon request from Real Estate Section, Room S207, East Wing of the Louisiana Department of Transportation and Development, 1201 Capitol Access Road, Baton Rouge, Louisiana, 70802, Phone 225-242-4545. Bid forms may also be downloaded from the Department's Real Estate web site FOR VIEWING ONLY at, http://www.dotd.state.la.us/highways/project_devel/realestate/realestate.asp. Written requests for bid forms should be sent to Louisiana Department of Transportation and Development, Real Estate Section, 1201 Capitol Access Road, Baton Rouge, Louisiana, 70802. Bids should be mailed to Louisiana Department of Transportation and Development, Real Estate Section, 1201 Capitol Access Road, Baton Rouge, Louisiana, 70802.

Complete description and further information concerning these items can be obtained by contacting the District Property Manager or his authorized representative.

The Department reserves the right to reject any and all bids and waive informalities.

SECRETARY, DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT

INSTRUCTIONS TO BIDDERS
SALE OF LAND AND BUILDING

SUBMITTAL OF BIDS: Bidders have the option of bidding on any or all items. Bidders electing to bid on more than one item shall make a separate cash offer for each item on which he/she elects to bid. Bids must be submitted on the form provided herein and the bidder's cash offer for the items on which he/she elects to bid shall be written in ink. The proposal must be signed in ink. The proposal, together with the proposal guaranty and any other information called for in the proposal, shall be submitted in a sealed envelope so marked as to indicate its contents without being opened. This envelope shall be placed in another which shall be sealed, addressed and delivered to the Louisiana Department of Transportation and Development, Baton Rouge, Louisiana, before the time specified for opening bids. Bids received after the time specified will be returned to the bidder unopened.

PROPOSAL GUARANTY: Each bid must be accompanied by a proposal guaranty in an amount of, at least, 20 percent (20%) of the bid amount. A **separate** proposal guaranty payment must be submitted for **EACH** item bid on. The proposal guaranty shall be either a certified check, official check, cashier's check, postal money order or bank money order. All such checks shall be made payable to the Louisiana Department of Transportation and Development.

All proposal guaranties, except those of the successful bidder, will be returned to bidders within ten (10) days after opening of bids. Proposal guaranties of the successful bidders will be applied by the Department toward discharge of the obligation of the successful bidders under the terms of this proposal.

If the bidder to whom award of sale is made fails to execute an act of sale within the time hereinafter stipulated, or within such extension of times as the Department may grant, the proposal guaranty accompanying his bid shall become the property of the Department, except where the amount of the proposal guaranty is in excess of 20 percent (20%) of the amount bid on the items awarded to him/her and for which he/she fails to execute an act of sale. In this event the amount forfeited to the Department shall be 20 percent (20%) of the amount bid on the items for which he/she fails to execute an act of sale.

REJECTION OF BIDS: Proposals submitted with incomplete bids, or additions not called for, or conditional or alternate bids not called for will be subject to rejection. The Department reserves the right to reject any and all bids and waive any informalities.

CONDITIONS OF SALE

GENERAL: The following conditions shall govern all offers to buy and shall apply to the sale of the land listed in the "Bid Schedule" of this proposal, should any offer be accepted by the Department.

1. The award of sale, if awarded, will be made upon recommendation of the Real Estate Administrator to the highest responsible bidder on each item within ten (10) days after opening of bids. The award of any tie bids will be left to the discretion of the Department.
2. The act of sale for each item in the "Bid Schedule" will be prepared by the Department at no cost to the purchaser; however, the purchaser shall pay all recording fees, shall be liable for all taxes after the effective date of sale and shall accept title without a mortgage certificate. Purchaser acknowledges that the Act of Sale is made without any warranty whatsoever, even for the return of the purchase price. The purchaser shall also be responsible for any other cost incidental to sale.
3. The Department reserves the mineral rights on the land offered for sale.
4. This sale is subject to any outstanding liens, judgements, assessments or any other encumbrances which may exist against the property at the time of the sale.
5. This sale is subject to any existing utility easements on or across the property.
6. The improvement herein offered for sale are in close proximity to the proposed right of way line of Route LA US 42 and the Purchaser would accept all liability in connection therewith and would release and relieve the Department of any and all liability and/or claims arising there from
7. Purchaser acknowledges the following restrictions of the Village At Willow Lake Subdivision:

The property is located in a H.O.P.A. (Housing for Older Person Act of 1995 which amends and Fair Housing Act U.S.C. 3601) age qualified subdivision (Section 1.7 Declarations of Covenants and Restrictions for Village at Willow Lake Subdivision). The Act requires the property to be occupied by at least one person 55 years of age or older.

In addition, Section 2.1 of the Declaration of Covenants and Restrictions for Village at Willow Lake Subdivision require "that no person under the age of 19 shall reside in any home built and located on the lots of this subdivision for a period of time in excess of 90 days.

CONDITIONS OF SALE CONTINUED

ENCLOSED HERewith: Copy of

- **DECLARATION OF COVENANTS AND RESTRICTIONS FOR VILLAGE AT WILLOW LAKE SUBDIVISION AND DEDICATION AND TRANSFER OF COMMON PROPERTIES**
- **NOTARIAL ACT OF CORRECTION OF TYPOGRAPHICAL ERRORS AND OMISSIONS OF SAID COVENANT**
- **CERTIFIED COPY OF THE SERVITUDE AGREEMENTS FOR PARCELS 6-1 AND 6-2, BETWEEN THE VILLAGE OF WILLOW LAKE HOMEOWNERS ASSOCIATION AND DOTD, FOR THE SERVITUDE AND FENCE CONSTRUCTION IN FRONT OF THE SUBDIVISION.**

PAYMENT: After giving effect to the amount of the successful bidder's proposal guaranty of each item, as hereinbefore stipulated, any remaining balance shall immediately become due and payable to the Louisiana Department of Transportation and Development at the time of the execution of the act of sale. Failure to make full and immediate payment of such balance shall void the sale. The act of sale shall be executed within 10 days after successful bidder is presented with the Act of Sale by the Department for execution.

SALE OF LAND AND BUILDING

STATE PROJECT NO. H.002370 (PART 3) (October 17, 2013)

BID SCHEDULE

SALE OF STATE-OWNED LAND AND BUILDING LOCATED WITHIN
ASCENSION PARISH, LOUISIANA.

PARCEL NO.	DESCRIPTION	LUMP SUM CASH OFFER
PARCEL NO. AI 06-01	One (1) certain tract of land containing approximately 0.147 acres, designated as Lot No. 12, together with a one (1) story, traditional design, single family residence with approximately 2,697 gross s.f. including garage and storage located at 17273 Rue Village, Prairieville, LA 70769. MINIMUM BID \$163,000.00	\$ _____
PARCEL NO. AI 06-02	One (1) certain tract of land containing approximately .168 acres, designated as Lot No. 13, together with a one (1) story, traditional design, single family residence with approximately 2,142 gross s.f. including garage and storage located at 17276 Rue Village, Prairieville, LA 70769. MINIMUM BID \$126,500.00	\$ _____

PROPOSAL

STATE PROJECT NO. H.002370 (PART 3) (October 17, 2013)

SALE OF STATE-OWNED LAND AND BUILDING IN ASCENSION PARISH, LOUISIANA

To the Louisiana Department of Transportation and Development, Baton Rouge, Louisiana

I (We) hereby offer to purchase for cash the State-owned land at the lump sum price offered for the parcel(s) in the "Bid Schedule" attached hereto.

The undersigned certifies that he/she has examined the land offered for sale and is satisfied as to the condition of same and has judged for himself/herself as to the conditions to be encountered in sale of said land.

The undersigned further certifies that he/she has familiarized himself/herself with the "Conditions of Sale" attached hereto and agrees to abide by said conditions.

BIDDER'S NAME _____
(Please Print)

STREET ADDRESS _____

P.O. BOX _____ TELEPHONE _____

CITY _____ STATE _____ ZIP _____

SIGNATURE OF BIDDER _____

DATE _____

The following information is required for incorporation into the deed for this property in the event you are the successful bidder.

SOCIAL SECURITY NO. _____

TAX ID NO. (If applicable) _____

MARITAL STATUS _____

NAME OF SPOUSE _____ SOCIAL SECURITY NO. _____